



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

March 20, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ACCEPTANCE OF A CONSTRUCTION PROJECT; RELEASE  
OF RETENTION TO GREEN GIANT CONSTRUCTION  
FOR GENERAL IMPROVEMENTS AT CAROLYN ROSAS COUNTY PARK  
C.P. No. 86499, SPEC. No. 05-0030  
(Fourth District – 3 Vote Matter)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Accept the work of the Contractor, Green Giant Construction, in completing the General Improvements at Carolyn Rosas County Park, at a construction cost of \$874,392.
2. Authorize the Director of the Department of Parks and Recreation (the Department) to release the retention amount of \$87,439 from the County of Los Angeles to Green Giant Construction.
3. Approve the Youth Employment Plan as specified in Attachment C.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will accept the construction work completed by Green Giant Construction for the General Improvements at Carolyn Rosas County Park and authorize release of the retention of \$87,439 to Green Giant Construction.

In October 2005, your Board awarded a construction contract to Green Giant Construction, Incorporated. The project consisted of improvements to the community building to comply with the Americans with Disabilities Act (ADA), including upgrades to the restroom and repairs to the interior doors, walls and floor, and to accommodate a computer lab within the community building. In addition, various improvements to the

park site, including repairs to the parking lot, replacement of concrete walkways and the installation of new picnic shelters, barbeque braziers, drinking fountains and connective pathways to improve ADA access were provided. Security lights throughout the park were also replaced. The Contractor, Green Giant Construction, Incorporated, began construction in November 2005 and the project was substantially completed in July 2006.

Due to the nature of this project, employing youth at-risk on this project was not feasible.

### **Implementation of Strategic Plan Goals**

The project enhanced the County's Strategic Plan of "Fiscal Responsibility" (Goal Number 4 of the County's Strategic Plan) by investing in public infrastructure and contributes to "Children and Families Well-Being" (Goal Number 5) by providing facilities that will enhance activities that promote good health, safety, and social and emotional well being.

### **FISCAL IMPACT/FINANCING**

#### **Total Project Budget**

The final construction contract cost for the project is \$874,392, including the original construction contract amount of \$866,333, plus \$8,059 in change orders payable to Green Giant Construction. The project was completed within the maximum allowable budget of \$1,213,400 approved by your Board on October 11, 2006.

This project was funded by the Safe Neighborhood Parks Proposition of 1996 (\$300,000), a State Proposition 12-Roberti-Z'berg-Harris Program Grant (\$793,400), and Park In-Lieu Fees from Park Planning Area No. 10 (\$120,000).

#### **Operating Budget Impact**

Based upon current salaries and employee benefits, the Department currently anticipates one-time start up costs of \$12,620 to equip the computer lab. In addition, the Department anticipates an increase in ongoing operating costs of \$68,000, including \$25,000 for salaries and employee benefits for staff necessary to maintain the new site improvements, and \$43,000 in utilities, maintenance, and recreation supplies.

The Chief Administrative Office has reviewed the operating requirements and has appropriated sufficient funding in the Department's Fiscal Year 2006-07 Operating Budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The project was substantially completed on July 31, 2006, and the Department took beneficial occupancy of all improvements on July 31, 2006. Acceptance by your Board can be recommended at this time as the Contractor has addressed and resolved close-out issues and has submitted the Certificate of Compliance in accordance with the agreement requirements (see attachment B).

### **ENVIRONMENTAL DOCUMENTATION**

On May 31, 2005, your Board found the project to be categorically exempt from the California Environmental Quality Act.

### **CONTRACTING PROCESS**

On May 31, 2005, your Board adopted Plans and Specifications No. 05-0030 for the General Improvements at Carolyn Rosas County Park, at an estimated construction cost of \$826,500, and instructed the Executive Officer-Clerk of the Board to advertise for construction bids in accordance with the "Instruction Sheet for Publishing Legal Advertisement."

On July 13, 2005, seven (7) bids were received for the Carolyn Rosas General Improvements Project (see Attachment B). Green Giant Landscape, Incorporated was found to be the lowest responsive and responsible bidder and met the criteria adopted by your Board. Subsequently, your Board awarded a construction contract to Green Giant Construction in the amount of \$866,333, and authorized the Director to approve change orders and contingencies up to a maximum amount of \$86,633 for a total authorized construction amount of \$952,966.

The project is now completed and the Department is requesting that your Board accept the project and allow the Department to release retention to the Contractor in accordance with the time limits established by the California Public Contract Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

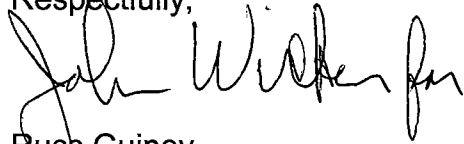
These improvements have increased the level of services to the public by repairing and/or replacing old and deteriorated facilities. Additionally, provisions for ADA accessibility for park patrons have been implemented.

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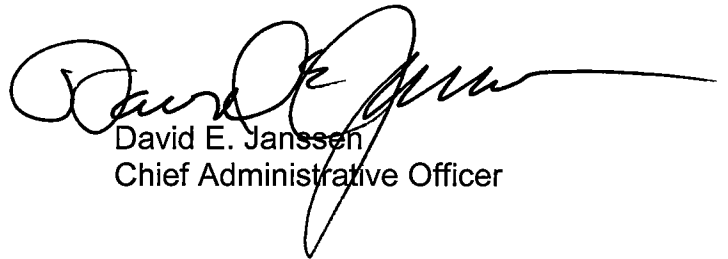
**CONCLUSION**

Please instruct the Executive Officer-Clerk of the Board to forward the original four (4) conformed copies of this letter to the Department of Parks and Recreation and one (1) conformed copy to the Chief Administrative Office, Capital Projects Division.

Respectfully,



Russ Guiney  
Director



David E. Janssen  
Chief Administrative Officer

Attachments (2)

c: Chief Administrative Officer  
Executive Officer (4)

**ATTACHMENT A**

**ACCEPTANCE OF A CONSTRUCTION CONTRACT; RELEASE OF  
RETENTION FOR GENERAL IMPROVEMENTS FOR THE CAROLYN ROSAS PARK  
PROJECT; SUMMARY**

**C.P. No. 86499, SPEC. No. 05-0030**

**I. PROJECT SCHEDULE**

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	01/2003	05/2003	05/2003
4. Schematic Design	12/2003	01/2004	01/2004
5. Design Development	02/2004	05/2004	05/2004
6. Construction Documents	11/2004	11/2004	11/2004
7. Jurisdictional Approval	05/2005	02/2005	02/2005
8. Construction Contract Award	08/2005	10/2005	10/2005
9. Construction Start	08/2005	11/2005	11/2005
10. Beneficial Occupancy	02/2006	08/2006	08/2006
11. Final Acceptance	03/2006	02/2007	03/20/07

**ATTACHMENT B**

**ACCEPTANCE OF A CONSTRUCTION CONTRACT; RELEASE OF  
RETENTION FOR GENERAL IMPROVEMENTS AT  
CAROLYN ROSAS GENERAL IMPROVEMENTS PROJECT  
CERTIFICATE OF COMPLIANCE  
C.P. No. 86499, SPEC. No. 05-0030**



**GREEN GIANT LANDSCAPE INC.**

STATE LIC. A&C-27, # 670479

November 2, 2006

Project: Carolyn Rosas General Improvements Project  
Owner: County of Los Angeles

**CERTIFICATE OF COMPLIANCE**

Section 00700-28, General Conditions

We hereby certify that all work has been performed and materials supplied in accordance with the drawings, specifications and contract documents for the above work, and that:

1. Not less than the prevailing rates of wages as ascertained by the State Division of Industrial Relations have been paid to laborers, workers and mechanics employed on this work.
2. There have been no unauthorized substitutions of subcontractors; nor have any unauthorized subcontractors been entered into.
3. No subcontract was assigned or transferred or was performed by anyone other than the original subcontractor, except as provided in Sections 4100-4113, inclusive, of the Public Contract Code.



Contractor-Green Giant Landscape, Inc.

941-A Macy Street • La Habra, CA 90631-3400 • (562) 690-6208 • Fax (562) 690-5029  
E-Mail: GreenGiantLand@email.msn.com

## **ATTACHMENT C**

### **CAROLYN ROSAS GENERAL IMPROVEMENTS GENERAL PARK IMPROVEMENTS PROJECT (C.P. NO. 86499) YOUTH EMPLOYMENT PLAN**

#### **BACKGROUND (Scope of Work)**

The project consisted of improvements to the community building to comply with the Americans with Disabilities Act (ADA), including upgrades to the restroom and repairs to the interior doors, walls and floor, and to accommodate a computer lab within the community building. In addition, various improvements to the park site, including repairs to the parking lot, replacement of concrete walkways and the installation of new picnic shelters, barbeque braziers, drinking fountains and connective pathways to improve ADA access were provided. Security lights throughout the park were also replaced.

#### **Tasks that may be performed by At-Risk Youth**

Due to the nature of this project, no youth were employed on this project.

#### **Estimated Cost of Youth Employment**

N/A

#### **Method of Youth Employment**

The Department of Parks and Recreation has full time and part-time youth employed in various areas of the Department. The Youth Enhancing Parks Program (YEPP) allows youth to work on projects based on their training, experience, and physical class, as qualified. Youth will be managed and supervised by Department staff. In addition, the Department requires contractors to make a good faith effort to employ at-risk youth from the community in which the project is being carried out in compliance with the County's definition of "at-risk youth".

#### **Youth Employment Goal:**

Under the provisions of Los Angeles County Regional Park and Open Space District's policy on employment of youth, the Youth Employment Minimum Obligation (YEMO) of the County of Los Angeles in the amount of \$15,739,750 (equal to fifty percent of the total maintenance and servicing funding from Proposition A of 1992 and 1996) has been met; however, the Department actively pursues employment opportunities for at-risk youth on all projects.